

Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

Quotes taken from independent Google reviews 2006 to 2016



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Thinking local

020 8342 9444
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30 Muswell Road, London N10

£2,350 FOR SALE

Flat - Conversion

2 1 1



30 Muswell Road, London N10

£2,350 Per

Description

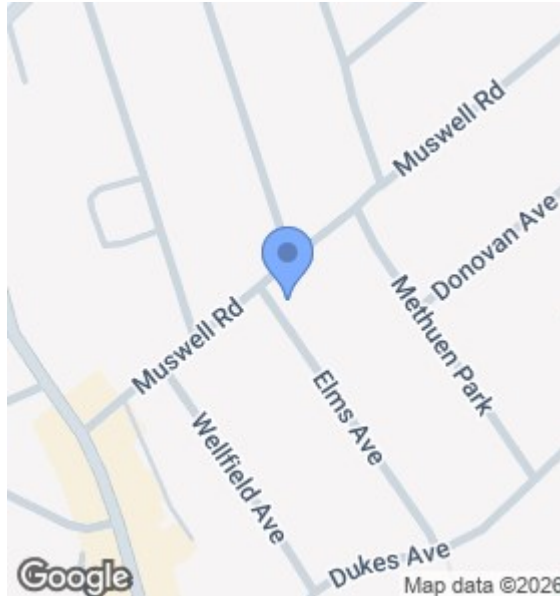
A spacious and bright two-bedroom flat set on the first floor of an attractive converted period house. Finished to a high specification throughout, the property offers a well-proportioned open-plan kitchen and living area, a fully tiled modern bathroom, and two generously sized double bedrooms.

The flat further benefits from excellent natural light and a contemporary finish throughout, making it an ideal home for professionals or a small family.

- Two double bedrooms
- Bright open-plan kitchen/living space
- Fully tiled modern bathroom

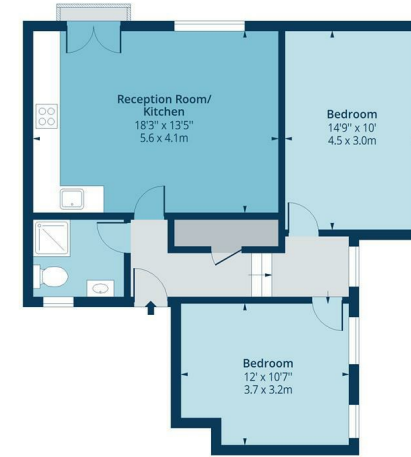
Key Features

Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	D
Council Tax	



Floorplan

Muswell Road,
Approx. Gross Internal Area 673 Sq Ft - 62.52 Sq M



First Floor
Floor Area 673 Sq Ft - 62.52 Sq M

For Illustrational Purposes Only - Not To Scale
lpaplus.com

EPC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.